

DRAFT



**SCOTTSDALE HOUSING BOARD
Paiute Neighborhood Center
6535 E. Osborn, Scottsdale, AZ
June 8, 2004
MINUTES**

PRESENT: Robert Southworth, Vice Chair
Del Monte Edwards
Gary Morgan
Tamela Nagy
Joseph Priniski

ABSENT: Barbara Williams, Chair

STAFF: Molly Edwards, Staff Liaison
Donna Bronski, City Attorney
Mark Bethel, Community Assistance Manager

CALL TO ORDER

Vice Chair Southworth called the regular meeting of the Scottsdale Housing Board to order at 5:10 p.m.

APPROVAL OF MINUTES

Board Member Nagy requested corrections to the May 11, 2004 minutes. On page 4, sixth paragraph that reads: "Ms. Bronski started that she would take the objectives and take a shot at drafting them into ordinance language for the Board's review". The word started should be changed to stated. Page 5 under adjournment Mr. Prince should be changed to Mr. Priniski.

Board member Nagy made a motion to approve the minutes of the May 11, 2004 meeting as amended. Board member Priniski seconded the motion.

DISCUSSION ABOUT NEXT YEARS SCHEDULE

Vice Chair Southworth inquired if there was anything the Board members' would like to see added to the calendar.

Ms. Edwards reported that she met with Board Member Morgan regarding the Housing Action Plan and she is working on putting that in a more user-friendly format and will have it ready for the Housing Board retreat. She further reported that the retreat is generally held in October. She noted the City Council retreat is in September and that would be the time for the Board to present ideas on a signature project.

Vice Chair Southworth suggested moving this item to the end of the agenda for further discussion after they have discussed amending the by-laws.

REVITALIZATION EFFORTS IN MATURE SCOTTSDALE

Ms. Edwards introduced Rob Millar from Citizen and Neighborhood Resources noting he will be providing an update about the current revitalization efforts in mature Scottsdale.

Mr. Millar provided an overview on the Mature Scottsdale Revitalization efforts geared primarily at neighborhoods south of Chaparral/Camelback. He explained that this is a new neighborhood and commercial revitalization program.

Mr. Millar reported the city is going to start applying additional resources on the mature residential and commercial areas of Scottsdale. The mission is to create clean, well-maintained, safe neighborhoods in Scottsdale. The city will be providing services to reflect the area's needs.

He explained that staff would have two tracks. Track one is to have immediate and visible improvements. Focus south of Chaparral/Camelback. Four quadrants, four teams. They are looking at alley improvements, street signs, new sidewalks, and aesthetic issues. The key initiatives would be to improve private property maintenance and to have an enhanced level of public property maintenance.

Mr. Millar stated staff is open to any ideas to assist in the revitalization of this area.

Board Member Morgan inquired if these groups of citizens would be aware of what the city has planned and when they are doing these things so they can get excitement in the neighborhoods allowing neighbors to assist in the alley cleanups, for example. Mr. Millar replied there is a marketing plan in place to ensure that they are communicating with the residents in this area.

DISCUSSION ABOUT NEXT YEARS SCHEDULE

Vice Chair Southworth suggested that the Board continue the discussion on next year's schedule.

Board Member Morgan suggested that they place the review of the Housing Action Plan on the schedule even if it is not attached to a specific date. He also suggested having a list of the items at the bottom of the schedule as focus items for next year. Ms. Edwards reiterated that the report would be discussed at the retreat.

Board Member Edwards suggested having a discussion on a signature project at the September meeting or at the retreat.

Ms. Edwards remarked that the retreat would allow the Board to plan what they want to accomplish for the year. She further remarked that last year they had an aggressive work plan and she would suggest having a more realistic plan of what the Board would like to accomplish next year.

Board Member Morgan remarked the way the meetings are structured does not allow Board members the opportunity to bring up items for the next agenda. Board Member Nagy pointed out that agenda item No. 9 is "Future Agenda Items." Ms. Edwards explained that this item has been on every agenda and was not just added. Board Member Morgan commented that it may have been on every agenda, but he felt in most meetings they have not discussed those items. Vice Chair Southworth remarked that his understanding is that they can suggest items, but they cannot be discussed. Board Member Nagy added that all Board members can contact Ms. Edwards with their ideas and the Chair determines whether to place that item on the agenda or not.

Board Member Edwards inquired if the Board approved the minutes. It was determined there was a motion, but not a vote.

Vice Chair Southworth called for the vote: The motion passed to approve the minutes by a vote of five (5) to zero (0).

BOARD DISCUSSION REGARDING AMENDING CITY CHARTER SEC. 2-33

Ms. Edwards explained that the Board has requested open dialogue and discussion about amending their portion of the City Code Section 2-33 to establish a new mission and broadening the authority of the Board. In this context, the Board will also be looking at amending their by-laws in accordance with goals and objectives established in the October retreat.

Ms. Bronski passed out draft language that she put together incorporating all of the comments from the last meeting. She passed out the draft language as follows:

Sec. 2-333. Purpose; powers and duties

The Scottsdale Housing Board shall review current conditions and make recommendations to the City Council regarding goals for the mix and affordability of housing stock in the city

of Scottsdale. The Board will advise the city council on all housing issues, including but not limited to the following matters:

- (a) housing grant applications;
- (b) diversifying the housing stock in Scottsdale;
- (c) funding strategies for housing programs;
- (d) barriers to housing affordability and identified strategies to address any such barriers; and
- (e) creative opportunities to encourage private sector investments.

In addition, the Board may;

- (a) perform public outreach and education regarding housing assistance programs offered by the city;
- (b) develop implementation guidelines for city housing program operations;
- (c) seek additional funding sources for the production of affordable housing;
- (d) develop regional partners to promote housing initiatives and goals;
- (e) advocate the preservation of City's older housing stock; and
- (f) gather public input and provide public education on neighborhood preservation issues.

Board Member Morgan inquired if this language is in addition to the existing language in the code that refers to Federal Programs. Ms. Bronski replied that since the Federal laws have changed there is no need for that language. She explained the intent of this draft is to incorporate the comments made at the last meeting with regard to expanding the Board's powers and duties.

Ms. Edwards suggested on (b) that reads: "develop implementation guidelines for city housing programs operations" the word operations be taken out and the section be reworded.

Mr. Bethel provided an overview of the legislative changes in the ordinance. He explained that the ordinance change says that the City Council has direct oversight of the Section 8 program. The broad definition gives designates the Housing Board as a forum to present program implementations and solicit public input.

Board Member Edwards inquired about the role of the Board going forward. Mr. Bethel remarked it would be at their pleasure. He further remarked that he would like to see this Board continue being the sounding board for those Section 8 housing issues - specifically the agency plan. The Board would provide input and solicit public input. Board Member Edwards inquired if the proposed draft language incorporates the changes regarding the Section 8 Federal Programs. Ms. Bronski replied that it does. The wording allows the Board to make recommendations to the City Council on housing issues. She explained when the Board comes up with the final version regarding expanding their role and powers they would then present it to the City Council.

Board Member Morgan remarked that according to the information Mr. Bethel has provided, the current code is null and void. Ms. Bronski replied in the affirmative noting that is why the legal office is working on a new one.

Mr. Bethel reported that the Human Services Commission is directed by Council to provide recommendations and oversight of the CDBG Program. Board Member Priniski inquired if there should be some language that gives the Housing Board the ability to make recommendations to the Human Services Commission on CDBG housing related activities. Mr. Bethel stated the Board could present that to the Human Services Commission to ask their opinion. He further stated that they have received the Board's input over the past three years so they need to determine if that is how they want to proceed. Ms. Edwards explained that the Human Services Commission makes a recommendation to the City Council on CDBG funds and the ultimate decision is by the City Council. Mr. Bethel suggested they discuss this issue at the September 23, 2004, joint meeting with the Human Service Commission.

Ms. Edwards stated with regard to the proposed language that item (f) reads: gather public input and provide public education on neighborhood preservation issues. She further stated that would need to be shared with the Neighborhood Enhancement Commission because there would be overlap.

Board Member Morgan stated that if they did not come up with a new mission, what would be the purpose of the Housing Board. Board Member Edwards inquired if it is possible that the Housing Board will become useless if they don't do something to keep the Housing Board active. Mr. Bethel remarked the original purpose of the Housing Board was to oversee the Section 8 Program. It was expanded to be advocates for affordable housing and by no fault of the Board it was the economy and political environment of the community that significantly reduced those responsibilities. He further remarked that over the last six months, the environment has changed and the city is focusing on revitalization in the southern portion of Scottsdale, so the Board will have opportunities to advocate mixed income developments. He added this is the Board's opportunity to reinvent itself.

Ms. Edwards remarked that the City Council looks to the Board to provide recommendations and feedback on housing related issues. She further remarked that the Board has a lot of value, but it needs to reinvent itself. She reminded the Board that they have a list of things they want to accomplish and that this Board has a lot of value so they should not get discouraged.

Board Member Morgan inquired with the redefinition would anything they proposed to do have to go through other Commissions or could it go straight to the City Council. Ms. Edwards replied that the only thing that has to go through another Commission is recommendations on the CDBG funds. For example, if the Board wants to recommend a signature project that would go directly to Council. She explained that the Board has sent

recommendations directly to the City Council in the past. She noted they could at the beginning of every meeting discuss hot topics that are going in the city, such as Los Arcos.

The Board resumed the review of the draft language to Sec. 2-333. The consensus of the Board was to delete the second section that begins "In addition, the Board may:" because everything is covered in the first half. In section (a) that reads: "housing grant applications" there is the understanding that that does not include CDBG.

Board Member Morgan stated that he would recommend that we go to the City Council and see if they want to ratify the present purpose, powers, and duties and that the discussion should be on the City Council agenda as soon as possible. Ms. Bronski remarked the Federal Law has changed requiring the City Council oversight of Section 8 Program, but the Housing Board can make recommendations to the City Council on the Section 8 applications.

Ms. Bronski inquired how the Board felt about the first sentence that sets up the overall purpose and goal of the Housing Board. Board Member Edwards remarked he felt it was very good.

Ms. Bronski stated she would make the suggested revisions and have the Board take another look at it at the September meeting to be finalized.

HOUSING RESOURCES MANAGERS REPORT OF CURRENT EVENTS.

Ms. Edwards stated that she will be on maternity leave starting July 1 through September 13 and depending on how she felt she would be at the September 14th Housing Board meeting. If she cannot make the meeting Raun Keagy will be acting in her absence.

Mr. Bethel passed out the City of Scottsdale Housing Agency Section 8 Statistics. He provided an overview of the report that contained the demographic summary of the Section 8 program participants. Board Member Edwards stated it appears there needs to be work force housing. Mr. Bethel replied in the affirmative particularly near the airport and around the large resorts.

OPEN CALL TO THE PUBLIC

There was no public testimony.

FUTURE AGENDA ITEMS

Board Member Morgan remarked that the Board needs to refocus and then start coming up with future agenda items.

ADJOURNMENT

A motion was made by Board Member Edwards to adjourn the meeting. Board Member Priniski seconded the motion. The regular meeting of the Scottsdale Housing Board was adjourned at 6:50 p.m.

Respectfully Submitted,

"For the Record" Court Reporters